Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Shahidul Islam	Dr. Shahidul Islan	
512 Cedar Cove	5042 Hill Place Drive	MAP and PARCEL
Nashville, TN 37209	Nashville, TN 37205	114-B A 37

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 278)

Davidson County DEEDWARR
Recvd: 01/15/04 11:54 2pgs
Fees:13.00 Taxes:740.00

20040115-0006270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Leesa Quach, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Shahidul Islam** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 37 on the plan of Cedar Crest Subdivision, Phase II, of record in Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leesa Quach, married, by Warranty Deed dated October 22, 1999, from Fox Ridge Homes, Inc., of record in Book 11722, Page 532, Register's Office for Davidson County, Tennessee.

This is property with a common address of 512 Cedar Cove, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 9700, Page 37, said Register's office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions of record in Book 7213, Page 973; Instrument No. 20020823-0102246; Book 10086, Page 772; Book 10174, Page 199; Book 8424, Page 405, all in said Register's Office; (4) By-Laws of record in Book 8480, Page 693, said Register's Office; (5) Charter of record in Book 8424, Page 180, said Register's Office; (6) Storm Water Detention Agreement of record in Book 7127, Page 763, said Register's Office.

L-Q ~~et~~ **An Lay Thai, spouse of Leesa Quach, hereby joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,000.00

Shahidul Islam
Affiant

Subscribed and sworn before me this 9th day of January, 2004.

My Commission Expires: 12/15/04

R. FRANCENE KING NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **January, 2004**.

Leesa Quach

An Lay Thai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Leesa Quach and husband, An Lay Thai**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **9th** day of **January, 2004**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28 '06

File No. 0401-001.wd